

138.0

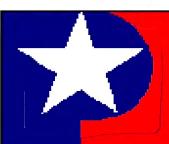
0007

0002.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,467,700 / 1,467,700
USE VALUE: 1,467,700 / 1,467,700
ASSESSED: 1,467,700 / 1,467,700
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		STONY BROOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BRAATZ RICHARD D	
Owner 2: FUJIWARA MITSUKO	
Owner 3:	

Street 1: 8 STONY BROOK RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: NAHABEDIAN BENJAMIN T -

Owner 2: MCCUSKER PAULA M -

Street 1: 8 STONY BROOK RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .279 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 2001, having primarily Clapboard Exterior and 4479 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12151		Sq. Ft.	Site		0	90.	0.65	10									706,076						706,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	12151.000	753,800	7,800	706,100	1,467,700	
Total Card	0.279	753,800	7,800	706,100	1,467,700	Entered Lot Size
Total Parcel	0.279	753,800	7,800	706,100	1,467,700	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	327.68	/Parcel: 327.68	Land Unit Type:

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,467,700 / 1,467,700
USE VALUE: 1,467,700 / 1,467,700
ASSESSED: 1,467,700 / 1,467,700

Total Card / Total Parcel

1,467,700 / 1,467,700

User Acct	88915
GIS Ref	
GIS Ref	
Insp Date	11/13/17
11/13/17	

USER DEFINED

Prior Id # 1:	88915
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	Date Time
12/30/21	11:14:17
LAST REV	Date Time
01/23/18	11:13:30
apro	
10713	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NAHABEDIAN BENJ	55881-189		11/22/2010		935,000	No	No		
NAHABEDIAN BENJ	50280-483		10/29/2007	Family	99	No	No		
NAHABEDIAN BENJ	43202-453		7/1/2004	Family	10	No	No		
NAHABEDIAN TORO	27303-441		5/19/1997		300,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/10/2000	893	Addition	275,000	C				FAMILY ROOM ADDITI	11/13/2017	Meas/Inspect	336	PATRIOT
									3/21/2009	Meas/Inspect	336	PATRIOT
									2/17/2009	Measured	372	PATRIOT
									1/29/2000	Inspected	263	PATRIOT
									12/1/1999	Inspected	263	PATRIOT
									11/10/1999	Measured	263	PATRIOT
									1/1/1982	CM		

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
-------	--------------------------------	---	---

